

**Illinois Historic
Preservation Agency**

1 Old State Capitol Plaza • Springfield, Illinois 62701-1512 • www.illinois-history.gov

December 14, 2009

Name of Place: West Argyle Street Historic District
Roughly bounded by N. Sheridan Rd.,
W. Ainslie St., N. Broadway and W. Winona St.
Chicago, Illinois

Brian Goeken
Commission on Chicago Landmarks
33 N. LaSalle, Suite 1600
Chicago, IL 60602

Dear Mr. Goeken:

Enclosed herewith please find the National Register nomination and the preliminary opinion by the State Historic Preservation Office for the place(s) referenced above. This nomination satisfied the National Register standards for documentation. Before the nomination is presented to the Illinois Historic Sites Advisory Council (IHSAC), however, you as a Certified Local Government have an opportunity to review, comment, and solicit public remarks on the nomination as provided by 36 CFR, Part 61.

By these same regulations, you have the opportunity to advise why the subject place does or does not satisfy the National Register criteria and explain the reasons for the advice. This written recommendation and that of the chief elected official must be received in this office by **February 18, 2010** or the nomination will automatically be placed on the IHSAC agenda for the March 5, 2010 meeting in Springfield. Your comments are welcome and a copy of your written remarks will be furnished to the IHSAC with the nomination.

Of course, let me know if you have any questions. We look forward to your continued cooperation in this matter.

Sincerely yours,

Andrew Heckenkamp
National Register Coordinator
217.785.4324

Enclosure
Certified Local Gov. Mayor-CLG

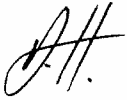


**Illinois Historic
Preservation Agency**

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MEMORANDUM

TO: The Honorable Richard M. Daley, Mayor of the City of Chicago
Brian Goeken, Landmarks Division, Department of Planning and
Development

FROM: Andrew Heckenkamp, National Register Coordinator 

DATE: December 14, 2009

SUBJECT: West Argyle Street Historic District Draft National Register
Nomination Form

In accordance with the City of Chicago's role as a Certified Local Government, I have enclosed the above mentioned draft National Register Nomination form for your review and comment.

Staff opinion is positive for the West Argyle Street Historic District. The district meets both Criterion A and C in the areas of Architecture and Community Planning and Development. It is my intention to place this nomination on the March 5, 2010 agenda of the Illinois Historic Sites Advisory Council for their consideration.

If you have any questions or comments please feel free to call me at 217/785-4324, or by e-mail at andrew.heckenkamp@illinois.gov.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name West Argyle Street Historic District

other names/site number _____

2. Location

street & number Roughly bounded by North Sheridan Road, West Ainslie Street, North
Broadway, and West Winona Street not for publication

city or town Chicago vicinity

state Illinois code IL county Cook code 031 zip code 60640

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Signature of certifying official

Date

Title

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
 (Check as many boxes as apply)

Category of Property
 (Check only one box)

Number of Resources within Property
 (Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
64	9	buildings
		district
		site
	10 (garages)	structure
		object
64	19	Total

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

- DOMESTIC/multiple dwellings
- COMMERCE/retail
- DOMESTIC/single dwelling
- RELIGIOUS/religious facility
- RELIGIOUS/religious school

Current Functions

(Enter categories from instructions)

- DOMESTIC/multiple dwellings
- COMMERCE/retail
- DOMESTIC/single dwelling
- RELIGIOUS/religious facility
- RELIGIOUS/religious school

7. Description

Architectural Classification

(Enter categories from instructions)

EARLY 20TH CENTURY REVIVAL STYLES:

Classical, Renaissance, Spanish Eclectic, Tudor,
and Late Gothic.

MODERN MOVEMENT: Art Deco

Materials

(Enter categories from instructions)

foundation: Brick/stone

walls: Brick/terra cotta/wood/stone

roof: Terra cotta, asphalt, bitumen

other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

See continuation sheets

Narrative Description

See continuation sheets

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

(Enter categories from instructions)

Community Planning & Development

Architecture

Period of Significance

1898-1938

Significant Dates

1908, 1929

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

various

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Period of Significance (justification)

The beginning date for the period of significance corresponds to the date of construction of the earliest building in the district. The end date for the period of significance indicates when the last contributing property in the district was completed.

Criteria Considerations (explanation, if necessary)

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

See continuation sheets

Narrative Statement of Significance (provide at least **one** paragraph for each area of significance)

See continuation sheets

Developmental history/additional historic context information (if appropriate)

See continuation sheets

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)

See continuation sheets

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been Requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property 13.9
(Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1
Zone Easting Northing

3
Zone Easting Northing

2
Zone Easting Northing

4
Zone Easting Northing

Verbal Boundary Description (describe the boundaries of the property)

See continuation sheets

Boundary Justification (explain why the boundaries were selected)

See continuation sheets

West Argyle Street Historic District
Name of Property

Cook Co. Illinois
County and State

11. Form Prepared By

name/title Emily Ramsey, Associate
organization MacRostie Historic Advisors LLC date 7/31/2009
street & number 53 West Jackson Blvd, Suite 1357 telephone 312-786-1700
city or town Chicago state IL zip code 60604
e-mail eramsey@mac-ha.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

See attached.

Property Owner:

name Multiple owners
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. fo the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

West Argyle Street Historic District

Cook County, Illinois

Name of multiple property listing (if applicable)
N/A

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7. DESCRIPTION

The West Argyle Street Historic District is located in the Uptown neighborhood, approximately six miles north of Chicago's downtown Loop, and is roughly bounded on the east by North Sheridan Road, on the west by Broadway, on the south by West Ainslie Street, and on the north by West Winona Street. The elevated tracks of the Chicago Transit Authority "Red" Line cross West Argyle Street between North Winthrop Avenue and Broadway on a concrete bridge. The seventy-three buildings in the district are a mixture of apartment flat buildings, residential apartment hotels, commercial storefronts, and mixed-use commercial and residential blocks. The buildings are constructed primarily of brick with varying degrees of limestone and terra cotta detailing, and range in height from one to twelve stories. The majority of the buildings are between one- and three-stories tall on raised basements, a reflection of the desire of builders to avoid the stricter building code requirements for taller structures. Only three of the apartment hotels in the district rise above this three-story limit. The twelve-story 5050 Sheridan Building, designed by architects Levy & Klein and completed in 1929, is the tallest building in the district and hints at the more luxurious nature of the apartment buildings that were constructed east of Sheridan Road to the lake. The blocks are densely built, particularly along the West Argyle Street commercial corridor, where many buildings occupy large and prominent corner lots with between 150 and 200 feet of street frontage. The smaller flat buildings and single-family residences in the district, concentrated mid-block along North Winthrop and North Kenmore Avenues, occupy a smaller percentage of their lots than the commercial buildings and apartment hotels, which are generally built up to the lot line. The district also contains two courtyard apartment buildings, which were popular throughout the city during the 1910s and 1920s. Although differences in setback create variety along these secondary residential blocks, the use of similar materials and architectural detailing and the consistent scale and massing serve to maintain a cohesive streetscape. Contributing buildings in the district were constructed between 1898 and 1938, and represent a variety of turn-of-the-century revival styles including Classical, Renaissance, Spanish Eclectic, Tudor, and Late Gothic. The district also contains examples of twentieth-century vernacular commercial architecture and one excellent example of Art Deco commercial architecture at 5020-5024 North Sheridan Road.

The West Argyle Street Historic District retains a high degree of architectural integrity and integrity of setting, feeling, association, location, workmanship, design, and material. Post-1950 construction in the district is minimal and is restricted primarily to three-story brick condominium buildings (such as 5014 and 5018 North Kenmore Avenue) that maintain the scale, massing and setback dictated by the existing historic fabric. The most visually intrusive buildings are the two-story frame townhouses at 5041-5947 North Kenmore Avenue, which are widely spaced on their lot and do not face the street. Among the buildings constructed within the period of significance, the most common alterations are changes to the original storefronts—including the removal or obstruction of entrance doors, display windows, transoms, and signage—and the replacement of original window sash. However, original storefront openings and window openings, along with surrounding

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West Argyle Street Historic District

Cook County, Illinois

Name of multiple property listing (if applicable)
N/A

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framing members, remain intact in most instances. Overall, these alterations do not significantly detract from the design of the buildings.

The district boundaries are drawn to encompass the most intact grouping of commercial buildings (almost all of which also have a residential component), apartment hotels, and flat buildings that developed in the immediate proximity of the Argyle train station between 1898 and 1938. Redevelopment during the past fifty years has resulted in the loss of significant portions of historic fabric within the Winthrop-Kenmore corridor, which is reflected in the district's irregular north and south boundaries.

Residential Building Types in the District

The single-family homes, small apartment buildings, apartment hotels, and the mixed-use commercial blocks in the West Argyle Street Historic District are a reflection of the trend towards increasing density in development that is inevitable in crowded urban environments. In Chicago, apartment buildings began to replace single-family homes in established neighborhoods as early as the late-nineteenth century.

Single-Family Residences

The single-family homes that originally populated the district were typical of suburban communities in and around Chicago during the late 1800s—spacious, two- to three-story structures set on large lots and designed in the popular residential styles of the day. By the turn of the century, however, these generously spaced homes began to give way to more closely situated, compact dwellings that more closely resembled flat buildings. Of the seven single-family homes remaining in the district, only three—5026 North Kenmore Avenue (1902), 4939 North Winthrop Avenue (c. 1900), and 5022 North Kenmore Avenue (1908)—are spacious suburban houses on large lots. The remaining four dwellings—4916 North Winthrop Avenue (1903), 4918 North Winthrop Avenue (1903), 4926 North Winthrop Avenue (1903) and 4928 North Winthrop Avenue (1898)—are masonry structures with flat roofs and projecting front bays, and are grouped together in pairs with side walls touching.

Chicago "Flat" Buildings

The city's ubiquitous "flat" buildings are a local interpretation of the small walk-up apartment buildings that became popular under other names ("triple-deckers" in Boston, "rowhouses" along the mid-Atlantic, and "brownstones" in New York City) in cities across the United States. Flats were more spacious than tenement buildings, were equipped with modern amenities, were often used by middle-class families to house multiple generations under one roof and could also serve as a stepping stone to homeownership. Beginning in the 1870s and continuing through the 1920s, two-flat and three-flat buildings were built throughout the city using a basic template—a rectangular floor plan that followed the narrow and deep Chicago lot, a flat roof, projecting front bays, and one apartment per floor over a raised basement—onto which could be applied a wide variety of

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West Argyle Street Historic District

Cook County, Illinois

Name of multiple property listing (if applicable)
N/A

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architectural styles. This formula could easily be multiplied for larger buildings. Six-flats were basically two three-flat buildings connected with a central corridor, and corner flat buildings utilized the extra street frontage to provide multiple entrances and expand the number of units even further. Courtyard apartment buildings, another variation on the large-scale Chicago flat building, first appeared in the city in the 1890s. Their distinctive U- or E-shaped plans wrapped apartments landscaped courtyards and provided light and ventilation to a densely-populated structure. The majority of Chicago's flat buildings are masonry construction with street facing elevations clad in face-brick or stone, or a combination of both.

Within the West Argyle Street Historic District, there are twenty flat buildings, ranging in size from three units to fifty-four units and ornamented with a historic revival style detailing. The three-flat at 4917 North Winthrop, built in 1900 for owner Nick Weltu, is a typical example of a local building type known as a "Chicago greystone," with a façade of coursed limestone and a classical parapet. 4920-4922 North Winthrop Avenue (1901), 4927-4929 North Winthrop Avenue (1909), and 5030-5032 North Kenmore Avenue (1902) are well-designed and well-preserved examples of the six-flat building plan, with center entrances flanked by projecting bays.

Corner apartment buildings in the district include 5060-5062 North Winona Avenue (1905), an unusual Queen Ann-style flat building with a corner turret and classical detailing that holds fifteen apartments, and 5057-5063 North Kenmore Avenue (c. 1920), which features an exuberant Classical revival façade on Kenmore Avenue with a bracketed metal cornice and projecting limestone balconies. There are also several unusual flat buildings on interior lots—including 5013-5015 North Kenmore Avenue (1925), 5030-34 North Winthrop Avenue (1925) and 5036-5038 North Kenmore Avenue (1925) that are constructed with a narrow "L" shape resembling a half-courtyard plan, with a projecting bay at the back of the building and a long wall of apartments that open out onto the half courtyard.

5020-5030 North Winthrop Avenue (c. 1925) is one of two courtyard apartment buildings in the district. The building, which houses thirty apartments, is U-shaped with projecting entrances on the street and along the interior courtyard that feature Craftsman details such as half-timbering and overhanging eaves.

Apartment Hotels

The largest and most prominent residential buildings in the West Argyle Street Historic District are the apartment hotel buildings along North Winthrop Avenue, North Kenmore Avenue, and North Sheridan Road, and the combined residential and commercial blocks along West Argyle Street, which were constructed primarily between 1915 and 1929. Apartment hotels initially developed in response to the changing needs of Chicago's middle- and upper-middle-class. Increasing land prices and the rising cost of keeping domestic servants had forced many families to consider the previously "undesirable" possibility of apartment living. Luxury apartment hotels along the lake front in Uptown provided large, well-appointed living spaces and a long

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Cook County, Illinois

Name of multiple property listing (if applicable)
N/A

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list of amenities to wealthy residents, while the mid-rise apartment hotels concentrated along the Winthrop-Kenmore corridor served clients of more modest means, including the growing ranks of single professionals and young married couples who were seeking affordable rental spaces in desirable neighborhoods along the lakefront. Whether large or small, apartment hotels combined the relative permanence of apartment living with the amenities and services associated with a hotel.

Architecturally, apartment hotels were designed in historical revival styles with typical materials (brick, terra cotta, limestone) to blend in with the smaller scale buildings around them while housing a large number of residents. Most of the apartment hotels in the West Argyle Street Historic District are lavishly ornamented on their primary facades, which are generally flat and built to the lot line. All of the apartment hotels along West Argyle Street and on North Sheridan Road—including the Hotel Morland at 4946 North Sheridan Road (1915), the Argmore Building at 1038-1052 West Argyle Street (1913), the Sheridan Glengyle Apartments at 5034-5038 North Sheridan Road (1927), and 5050 Sheridan Road (1929)—have commercial space on their ground floors, with residential units on the upper floors. The apartment hotels located on the residential streets of North Winthrop and North Kenmore Avenues—including the Chatelaine Hotel at 4911 North Winthrop Avenue (1923) the Northmere Hotel at 4943 North Kenmore Avenue (1924), the Hotel Warren at 5012 North Winthrop Avenue (1925), and the Hotel Frances at 5054 North Winthrop Avenue (1926)—feature large lobby spaces on their ground floors in lieu of commercial storefronts.

Commercial and Mixed Use Buildings in the District

For purposes of describing the commercial buildings along West Argyle Street and portions of North Sheridan Road, this nomination uses the classification system developed by Richard Longstreth in *The Buildings of Main Street: A Guide to Commercial Architecture*. Almost all of the commercial and mixed-use buildings in the district fall under one of two categories: the one-part commercial block and the two-part commercial block. Longstreth defines the one-part commercial block as a commercial building having a single story in an urban area where it forms only a part of a streetscape—it is “a simple box with a decorated façade and [is] thoroughly urban in tone.” The two-part commercial block is a two- to four-story structure that is divided horizontally into two distinct zones, which may or may not closely relate to each other architecturally but that serve to reflect differences in use on the inside of the building.

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West Argyle Street Historic District

Cook County, Illinois

Name of multiple property listing (if applicable)
N/A

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West Argyle Street Historic District Resource List

The list below identifies all of the primary resources in the district. Unless otherwise noted, all resources are considered contributing buildings. Corner buildings and buildings with multiple storefronts are listed under the address associated with the primary entrance into the building. In this description, "Use" is used to denote the original purpose for which the building was built. Photograph documentation will correspond to the number assigned to each building below.

Argyle Street (North Side)

1. **Building/Address:** 1000-1014 West Argyle Street / 5000-5008 North Sheridan Road
Permit Date: November 11, 1908 with c. 1920 storefronts
Architect/Owner: C. M. Almquist / Nels B. Johnson
Use: Apartments and stores
Number of Stories: 3
Materials: brick, terra cotta, limestone
Architectural Styles: Classical Revival apartment block with later Renaissance Revival storefront
Comment: This building is one of two that was originally constructed as a residential building and was converted to mixed use with the later addition of storefronts. The architectural quality of both components makes this a contributing building.
2. **Building/Address:** 1016-1020 West Argyle Street
Permit Date: August 12, 1937
Architect/Owner: Unknown
Use: Stores
Number of Stories: 1
Materials: brick
Architectural Styles: One-part commercial block
Comment: Although unexceptional architecturally, this is a representative 1930s one-part commercial block that replaced a group of flat buildings and is considered contributing to the district.
3. **Building/Address:** 1022-1032 West Argyle Street / 5001-5005 North Kenmore Avenue
Permit Date: December 24, 1915
Architect/Owner: Unknown/Charles B. Pike
Use: Apartments and stores
Number of Stories: 2
Materials: brick, terra cotta
Architectural Styles: Two-part commercial block - Classical Revival
4. **Building/Address:** Argmore Building /1038-1052 West Argyle Street / 5000-5008 North Kenmore Avenue
Permit Date: April 30, 1913
Architect/Owner: S. H. Deufard/Gustav Hochstadter
Use: Apartments, stores, and movie theater
Number of Stories: 3
Materials: brick, terra cotta
Architectural Styles: Two-part commercial block

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N/A

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5. **Building/Address:** 1054-1068 West Argyle Street
Permit Date: c. 1925
Architect/Owner: Unknown
Use: Stores
Number of Stories: 1
Materials: brick, limestone
Architectural Styles: One-part commercial block
Comment: Despite alterations to storefronts in 1935 and 1944, this one-part commercial block remains a representative example of commercial architecture in the district and is contributing to the district.
6. **Building/Address:** Win-Gyle Building / 1100-1104 West Argyle Street / 5006-5008 North Winthrop Avenue
Permit Date: 1925 (from *Chicago Daily Tribune* article dated July 8, 1925)
Architect/Owner: Unknown/Charles Horbert & Joseph Solomon
Use: Apartments and stores
Number of Stories: 2
Materials: Terra cotta, brick
Architectural Styles: Two-part commercial block - Gothic Revival style
7. **Building/Address:** 1106-1110 West Argyle Street
Permit Date: Unknown
Architect/Owner: Unknown
Use: Stores
Number of Stories: 1
Materials: brick, terra cotta
Architectural Styles: One-part commercial block
8. **Building/Address:** 1116-1118-1120 West Argyle Street
Permit Date: August 14, 1922
Architect/Owner: Charles Rawson/Chicago, Milwaukee & St. Paul Railroad
Use: Elevated rail station
Number of Stories: 1
Materials: brick, terra cotta
Architectural Styles: Prairie
9. **Building/Address:** 1122-1124 West Argyle Street
Permit Date: March 28, 1922
Architect/Owner: Not Listed
Use: Stores
Number of Stories: 1
Materials: brick
Architectural Styles: One - part commercial block
Comment: Non-contributing due to loss of historic fabric
10. **Building/Address:** Argyle Building / 1126-1128 West Argyle Street
Permit Date: Unknown

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Name of multiple property listing (if applicable)
N/A

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Architect/Owner: Unknown
Use: Apartments and stores
Number of Stories: 2
Materials: brick with metal and glass storefronts
Architectural Styles: One – part commercial block - Classical Revival
Comment: **Non-contributing** due to loss of historic fabric

11. **Building/Address:** 1132-1134 West Argyle Street
Permit Date: Unknown
Architect/Owner: Unknown
Use: Apartments and stores
Number of Stories: 3
Materials: brick, limestone, metal and glass
Architectural Styles: Two-part commercial block - Queen Anne

12. **Building/Address:** 1136-1144 West Argyle Street
Permit Date: c. 1928 (based on 1976 photograph)
Architect/Owner: Unknown
Use: Apartments and stores
Number of Stories: 2 and 1
Materials: brick and terra cotta
Architectural Styles: Two-part commercial block - Art Deco
Comment: **Non-contributing** due to loss of historic fabric (Art Deco façade removed)

Argyle Street (South Side)

13. **Building/Address:** Kenars Apartments / 1017-1029 West Argyle Street / 4951-4953 North Kenmore Avenue
Permit Date: October 1, 1910
Architect/Owner: John J. Flanders / George K. Spoor
Use: Apartments and stores
Number of Stories: 3
Materials: brick, terra cotta, metal and glass storefronts
Architectural Styles: Two – part commercial block - Classical Revival style
Comment: An impressive white terra cotta façade with intricately detailed dark green spandrel panels distinguish this building from others on West Argyle Street.

14. **Building/Address:** Edgelake Hotel / 1055-1075 West Argyle Street / 4945-4949 North Kenmore Avenue
Permit Date: December 2, 1908 (storefronts added in 1920s, with alterations through 1930s and 1940s)
Architect/Owner: Unknown
Use: Apartments and stores
Number of Stories: 3
Materials: brick, enameled steel and glass storefronts
Architectural Styles:
Comment: Despite the storefront alterations, this building still conveys its use as a mixed commercial and residential building and is considered contributing to the district.

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Name of multiple property listing (if applicable)
N/A

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15. **Building/Address:** 1101-1103 West Argyle Street
Permit Date: March 12, 1919
Architect/Owner: J. T. Reyertson/
Use: Stores
Number of Stories: 1
Materials: brick
Architectural Styles: One-part commercial block
Comment: Although architecturally undistinguished, this building is representative of the one-part commercial blocks that served pedestrian traffic along West Argyle Street near the "L" station and is considered contributing to the district.
16. **Building/Address:** 1105-1107 West Argyle Street
Permit Date: Unknown
Architect/Owner: Unknown
Use: Stores
Number of Stories: 1
Materials: brick
Architectural Styles: One-part commercial block
Comment: See above comment for 1101-1103 West Argyle Street
17. **Building/Address:** Ingal Block / 1109-1115 West Argyle Street
Permit Date: c. 1900
Architect/Owner: Unknown
Use: Stores
Number of Stories: 1
Materials: brick
Architectural Styles: One-part commercial block
Comment: See above comment for 1101-1103 West Argyle Street
18. **Building/Address:** 1119 West Argyle Street
Permit Date: June 19, 1922
Architect/Owner: Not listed
Use: Stores
Number of Stories: 1
Materials: brick
Architectural Styles: One-part commercial block
19. **Building/Address:** 1123-1125 West Argyle Street
Permit Date: c. 1915
Architect/Owner: Unknown
Use: Apartments and stores
Number of Stories: 3
Materials: brick, terra cotta, metal and glass storefronts
Architectural Styles: Two-part commercial block – Gothic Revival with Renaissance Revival details
20. **Building/Address:** 1127 West Argyle Street

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Cook County, Illinois

Name of multiple property listing (if applicable)
N/A

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- Permit Date:** Unknown
Architect/Owner: Unknown
Use: Apartment and store
Number of Stories: 2
Materials: brick
Architectural Styles: Two-part commercial block
21. **Building/Address:** 1129-1133 West Argyle Street
Permit Date: c. 1920
Architect/Owner: Unknown
Use: Stores
Number of Stories: 1
Materials: brick
Architectural Styles: One-part commercial block
22. **Building/Address:** 1135-1141 West Argyle Street / 4935 Broadway
Permit Date: c. 1920
Architect/Owner: Unknown
Use: Stores
Number of Stories: 1
Materials: brick
Architectural Styles: One-part commercial block
- Sheridan Road (West Side)*
23. **Building/Address:** Cascades Dance Hall & Butterfly Cafeteria / 4938-4940 North Sheridan Road
Permit Date: May 1920
Architect/Owner: Percy T. Johnstone
Use: Cafeteria and Dance Hall
Number of Stories: 2
Materials: brick, terra cotta, limestone
Architectural Styles: Two-part commercial block - Renaissance Revival
Comment: This building is a well preserved example of Renaissance Revival architecture, and originally functioned as a dance hall and cafeteria for local residents.
24. **Building/Address:** Morlond Hotel / 4944-4956 North Sheridan Road / 1001-1011 West Argyle Street
Permit Date: July 15, 1915
Architect/Owner: Thomas R. Bishop/ Charles H. Kusel & Phineas A. Harris
Use: Apartment hotel and stores
Number of Stories: 3
Materials: brick, terra cotta, metal and glass storefronts
Architectural Styles: Two-part commercial block - Spanish Eclectic
25. **Building/Address:** 5010-5012 North Sheridan Road
Permit Date: c. 1910
Architect/Owner: Unknown

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- Use: Stores
Number of Stories: 1
Materials: brick, limestone
Architectural Styles: One-part commercial block
26. **Building/Address:** 5016-5018 North Sheridan Road
Permit Date: April 22, 1912
Architect/Owner: Bishop & Co. (Thomas R. Bishop) / Ernst Bidal
Use: Apartments (multi-unit flat building)
Number of Stories: 3
Materials: brick, limestone
Architectural Styles: Classical Revival
27. **Building/Address:** 5020-5024 North Sheridan Road
Permit Date: 7/1/1937
Architect/Owner: Charles A. Kristen
Use: Stores
Number of Stories: 1
Materials: Terra cotta, brick, glass
Architectural Styles: One-part commercial block - Art Deco
Comment: This one-story commercial block is an excellent and pristine example of an Art Deco commercial storefront, rendered in dazzling cobalt, teal, and yellow terra cotta ornament.
28. **Building/Address:** 5026 North Sheridan Road
Permit Date: c. 1950
Architect/Owner: Unknown
Use: Store
Number of Stories: 1
Materials: brick
Architectural Styles: N/A
Comment: **Non-contributing (new construction)**
29. **Building/Address:** Sheridan Glengyle Apartment/ 5036-5038 North Sheridan Road
Permit Date: November 1927
Architect/Owner: Joseph Cohen & Co. / Myron S. Willens
Use: Apartment hotel and stores
Number of Stories: 7
Materials: brick
Architectural Styles: Spanish Eclectic
30. **Building/Address:** The Lakeview Sheridan / 5042-5054 North Sheridan Road
Permit Date: May 1929
Architect/Owner: Levy & Klein (Alexander L. Levy and William J. Klein) / Dr. Vincent Marzano
Use: Apartment hotel and stores
Number of Stories: 12
Materials: brick, terra cotta

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Architectural Styles: Gothic Revival
Comment:

Kenmore Avenue (East Side)

31. **Building/Address:** The Northmere Apartments / 4943 North Kenmore Avenue
Permit Date: April 1923
Architect/Owner: Unknown
Use: Apartment hotel
Number of Stories: 7
Materials: brick, limestone
Architectural Styles: Classical Revival
32. **Building/Address:** 5013-5015 North Kenmore Avenue
Permit Date: May 15, 1925
Architect/Owner: Not Listed
Use: Apartments (multi-unit flat building)
Number of Stories: 3
Materials: brick
Architectural Styles: Classical Revival
33. **Building/Address:** 5021 North Kenmore Avenue
Permit Date: Unknown (c. 2000)
Architect/Owner: Unknown
Use: Apartments/Condominiums
Number of Stories: 3
Materials: brick
Architectural Styles: N/A
Comment: Non-contributing (new construction)
34. **Building/Address:** 5029 North Kenmore Avenue
Permit Date: 8/24/1922, completed 1925
Architect/Owner: P. Bernard Kurzou, later Dubin & Eisenberg/ Agudas Achim North Shore Congregation
Use: Synagogue
Number of Stories: 2
Materials: brick, limestone
Architectural Styles: Romanesque Revival with Baroque-inspired 3-part window and Art Deco parapet.
Comment: The only religious sanctuary in the district, the Agudas Achim Synagogue is an excellent and well-preserved example of Romanesque Revival architecture, with a monumental brick and limestone façade and original stained glass windows.
35. **Building/Address:** 5033 North Kenmore Avenue
Permit Date: 1949 (based on *Chicago Daily Tribune* article dated June 9, 1949)
Architect/Owner: Unknown/Agundas Achim Congregation
Use: Hebrew school
Number of Stories: 1

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- Materials:** brick, limestone
Architectural Styles: Modern
Comment: The clean and simple lines of this brick and limestone building complement the Agundas Achim Synagogue, and it is considered contributing to the district.
36. **Building/Address:** 5041-5047 North Kenmore Avenue
Permit Date: Unknown (c. 1990)
Architect/Owner: Unknown
Use: Apartments
Number of Stories: 2
Materials: frame
Architectural Styles: N/A
Comment: Non-contributing (new construction)
37. **Building/Address:** 5051-5053 North Kenmore Avenue
Permit Date: c. 1925
Architect/Owner: Unknown
Use: Apartment hotel
Number of Stories: 3
Materials: brick and terra cotta
Architectural Styles: Tudor Revival
Comment: The heavy tracery around the windows, the flattened Gothic arch above the entrance surround, and projecting window bays with corner quoins give this modest apartment hotel building a substantial appearance.
38. **Building/Address:** 5057-5063 North Kenmore Avenue / 1017-1019 West Winona Street
Permit Date: c. 1920
Architect/Owner: Unknown
Use: Apartments (multi-unit flat)
Number of Stories: 3
Materials: brick, limestone
Architectural Styles: Classical Revival
- Kenmore Avenue (west side)*
39. **Building/Address:** 5014 North Kenmore Avenue
Permit Date: Unknown (c. 2000)
Architect/Owner: Unknown
Use: Apartments/Condominiums
Number of Stories: 3
Materials: brick, cast stone/concrete
Architectural Styles: N/A
Comment: Non-contributing (new construction)
40. **Building/Address:** 5018 North Kenmore Avenue
Permit Date: Unknown (c. 2000)

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- Architect/Owner:** Unknown
Use: Apartments/Condominiums
Number of Stories: 3
Materials: brick, cast stone/concrete
Architectural Styles: N/A
Comment: Non-contributing (new construction)
41. **Building/Address:** 5022 North Kenmore Avenue
Permit Date: November 7, 1908
Architect/Owner: F. E. Roberts / Fred A. Anderson
Use: Single-family residence
Number of Stories: 2
Materials: brick, limestone, terra cotta
Architectural Styles: Craftsman / Prairie
Comment: One of the few remaining single-family residences remaining in the district, this Craftsman house is a well-preserved example of the type of middle-class residential development that preceded the district's "boom" years of the 1910s and 1920s. **Includes two non-contributing garages.**
42. **Building/Address:** 5026 North Kenmore Avenue
Permit Date: July 26, 1902
Architect/Owner: Harry E. Stevens/Joseph Trienens
Use: Single-family residence
Number of Stories: 2
Materials: ashlar stone, wood shingles, aluminum siding
Architectural Styles: Queen Anne
Comment: Although altered, this is significant as a reminder of the Argyle Park's beginnings as an enclave of middle-class homes, and pre-dates the coming of the "El." **Includes non-contributing garage.**
43. **Building/Address:** 5030-5032 North Kenmore Avenue
Permit Date: December 13, 1902
Architect/Owner: William G. Krieg/J. E. Grubb
Use: Apartments (six-flat)
Number of Stories: 3
Materials: brick, limestone
Architectural Styles: Classical Revival
Comment: Perhaps the best example of a six-flat apartment building in the district, this structure was designed by William G. Krieg, who served as the architect for the City of Chicago during the early 1900s and went on to found the Midand Terra Cotta Company.
44. **Building/Address:** 5036-5038 North Kenmore Avenue
Permit Date: September 21, 1916
Architect/Owner: Allenheim and Co.
Use: Apartments (six-flat)
Number of Stories: 3
Materials: brick, limestone
Architectural Styles:

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45. **Building/Address:** The Kengyle Apartments / 5040-42 North Kenmore Avenue
Permit Date: Begun October 1926, completed 1938
Architect/Owner: David Saul Klafter/Kengyle Apartment Co.
Use: Apartment hotel
Number of Stories: 7
Materials: brick, terra cotta
Architectural Styles: Renaissance Revival
Comment: Although not completed until 1938, the building's materials and design are consistent with the mid-rise apartment hotels built in the district during the 1920s.
46. **Building/Address:** 5050-5058 North Kenmore Avenue
Permit Date: February 14, 1923
Architect/Owner: E. M. Silja / Plotke & Grosby
Use: Apartments (courtyard apartment building)
Number of Stories: 3
Materials: brick, limestone
Architectural Styles: Tudor detailing
- Winthrop Avenue (east side)*
47. **Building/Address:** The Chatelaine Hotel / 4911 North Winthrop Avenue
Permit Date: December 12, 1923
Architect/Owner: Roy F. France / Martin A. Howell
Use: Apartment hotel for women
Number of Stories: 5
Materials: brick, terra cotta
Architectural Styles: Tudor Revival
Comment: This building was touted as the only apartment hotel in the city that catered exclusively to women, an idea that France and Howell translated on a much larger scale with the Chatelaine Tower on Chestnut Street in the late 1920s. A well-preserved example of Tudor Revival, with a mottled blue terra cotta base, gabled end bays, decorative label molds and tracery ornament.
48. **Building/Address:** 4917 North Winthrop
Permit Date: October 20, 1900
Architect/Owner: A. Woerner / Nick Weltu
Use: Apartments (3-flat)
Number of Stories: 3
Materials: brick, limestone
Architectural Styles: Classical Revival
Comment: Includes non-contributing garage
49. **Building/Address:** 4921 - 4923 North Winthrop
Permit Date: November 7, 1908
Architect/Owner: J. Duncan / John Z. Anderson
Use: Apartments

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- Number of Stories:** 3
Materials: brick, limestone
Architectural Styles: Classical Revival
Comment:
50. **Building/Address:** 4927-4929 North Winthrop
Permit Date: May 8, 1909
Architect/Owner: W. Alloway / Thomas Armond
Use: Apartments
Number of Stories: 3
Materials: brick
Architectural Styles: Classical Revival
Comment: This six flat apartment building features a striking dark-red pressed-brick façade with a pressed metal cornice and denticulated stringcourses.
51. **Building/Address:** 4933 North Winthrop Avenue
Permit Date: c. 2000
Architect/Owner: Unknown
Use: Apartments/Condominiums
Number of Stories: 3
Materials: brick
Architectural Styles: N/A
Comment: Non-contributing (new construction). Includes non-contributing garage.
52. **Building/Address:** 4939 North Winthrop Avenue
Permit Date: February 9, 1901
Architect/Owner: Not Listed / Joseph Ratty
Use: Residence
Number of Stories: 2
Materials: frame
Architectural Styles:
Comment: This building is one of the few remaining single-family homes in the district. Despite exterior alterations (removed front porch, asphalt siding, replacement windows) the building as a whole retains its original form and is contributing the the district.
53. **Building/Address:** 4943 North Winthrop Avenue
Permit Date: May 23, 1903
Architect/Owner: Gustav Nelson / Nils Hallstrom
Use: Apartments
Number of Stories: 2
Materials: brick, limestone
Architectural Styles: Classical Revival
Comment: Includes non-contributing garage.

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54. **Building/Address:** 4910-4912 North Winthrop Avenue
Permit Date: December 14, 1916
Architect/Owner: Thomas R. Bishop/Stillwajn & Co.
Use: Apartments and Auto Shed
Number of Stories: 3 on raised basement
Materials: brick, limestone
Architectural Styles: Tudor Revival
Comment: **Includes non-contributing garage.**
55. **Building/Address:** 4916 North Winthrop Avenue
Permit Date: August 3, 1903
Architect/Owner: Not Listed/Herman Anderson
Use: Single-family residence
Number of Stories: 2
Materials: brick, limestone
Architectural Styles: Classical Revival
Comment: **Includes non-contributing garage.**
56. **Building/Address:** 4918 North Winthrop Avenue
Permit Date: August 3, 1903
Architect/Owner: Not Listed / Herman Anderson
Use: Single-family residence
Number of Stories: 2
Materials: brick, limestone
Architectural Styles: Classical Revival
57. **Building/Address:** 4920-4922 North Winthrop Avenue
Permit Date: July 6, 1901
Architect/Owner: L. M. Mitchell / Herman Anderson
Use: Apartments
Number of Stories: 3
Materials: brick, limestone
Architectural Styles: Classical Revival
Comment: An early and nicely detailed Classical Revival six flat featuring a limestone façade with rusticated banding, center entrance with squared columns supporting a substantial entablature decorated with garland detailing, and a simple limestone cornice with dentil moulding.
58. **Building/Address:** 4926 North Winthrop Avenue
Permit Date: March 14, 1903
Architect/Owner: James Burns / R. E. Devaraux
Use: Single-family residence
Number of Stories: 2
Materials: brick, limestone
Architectural Styles: Classical Revival

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59. **Building/Address:** 4928 North Winthrop Avenue
Permit Date: March 8, 1898
Architect/Owner: Not Listed / L. A. Burke
Use: Single-family residence
Number of Stories: 2
Materials: brick, limestone
Architectural Styles: Classical Revival
Comment: This is the earliest single-family residence remaining in the district. **Included non-contributing garage.**
60. **Building/Address:** 4930-4934 North Winthrop Avenue
Permit Date: March 23, 1925
Architect/Owner: Turleyfill / S. Clifford & Co.
Use: Apartments
Number of Stories: 3
Materials: brick, limestone
Architectural Styles: Classical Revival
61. **Building/Address:** 4936-4938 North Winthrop Avenue
Permit Date: c. 1925
Architect/Owner: Unknown
Use: Apartments
Number of Stories: 3
Materials: brick, limestone
Architectural Styles:
62. **Building/Address:** The Hotel Glenn / 4940-42 North Winthrop Avenue
Permit Date: November 17, 1926
Architect/Owner: Abe L. Himelblau
Use: Apartment hotel
Number of Stories: 3
Materials: brick, limestone
Architectural Styles: Classical Revival
63. **Building/Address:** The Hotel Warren / 5012 North Winthrop Avenue
Permit Date: Dec. 9, 1925
Architect/Owner: Abe L. Himelblau / Himelblau, Sugar & Ross
Use: Apartment hotel
Number of Stories: 3 on raised basement
Materials: brick, limestone
Architectural Styles: Renaissance Revival/Modernistic
Comment: The detailing around the main entrance to the building suggests the Renaissance Revival style, but the rounded, abstract forms rendered in limestone above the windows are modernistic in feeling. The result is an interesting mixture of the historic and the modern.
64. **Building/Address:** The Hotel Surrey / 5016 North Winthrop Avenue

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- Permit Date:** c. 1925
Architect/Owner: Unknown
Use: Apartment hotel
Number of Stories: 3
Materials: brick, terra cotta
Architectural Styles: Classical Revival
Comment: The elaborate terra cotta entrance surround on this building features a round columns, a broken pediment, and a molded window surround decorated with clusters of fruit and foliage. Multi-colored brick forms a geometric pattern across the façade, which is decorated with terra cotta quoining around the corners of the building and around the window openings.
65. **Building/Address:** 5022-5030 North Winthrop Avenue
Permit Date: c. 1925
Architect/Owner: Unknown
Use: Apartments
Number of Stories: 3
Materials: brick, limestone
Architectural Styles: Craftsman detailing
Comment: One of two courtyard apartment buildings in the district, reflecting the ways in which architects and builders in Chicago balanced density and open space in urban neighborhoods
66. **Building/Address:** 5032 North Winthrop
Permit Date: August 16, 1905
Architect/Owner: W. M. Walter / F. D. Baker
Use: Apartments
Number of Stories: 2
Materials: brick, limestone
Architectural Styles:
Comment: Includes non-contributing garage.
67. **Building/Address:** 5036-5038 North Winthrop Avenue
Permit Date: March 24, 1914
Architect/Owner: P. Hanson / E. B. Brown
Use: Apartments
Number of Stories: 3
Materials: brick, limestone
Architectural Styles: Tudor detailing
68. **Building/Address:** Hotel Regent / 5040-5042 North Winthrop Avenue
Permit Date: 1926 (from *Chicago Daily Tribune* articles)
Architect?Owner: Abe L. Himelblau
Use: Apartment hotel
Number of Stories: 3
Materials: brick, terra cotta
Architectural Styles: Spanish Mission

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69. **Building/Address:** The Hotel Del Mar / 5046 North Winthrop Avenue
Permit Date: April 4, 1923
Architect: Paul F. Olsen
Use: Apartment hotel
Number of Stories: 3
Materials: brick, limestone
Architectural Styles: Spanish Eclectic
70. **Building/Address:** 5050 North Winthrop Avenue
Permit Date: September 7, 1901
Architect: W. M. Walter
Use: Apartments
Number of Stories: 3
Materials: brick, limestone
Architectural Styles: Classical Revival
Comment: Includes non-contributing garage.
71. **Building/Address:** 5052 North Winthrop Avenue
Permit Date: September 7, 1901
Architect: W. M. Walter
Use: Apartments
Number of Stories: 3
Materials: brick, limestone
Architectural Styles: Classical Revival
72. **Building/Address:** The Hotel Frances / 5054-5058 North Winthrop Avenue
Permit Date: July 1926 (from *Chicago Daily Tribune*)
Architect: Unknown
Use: Apartment hotel
Number of Stories: 3
Materials: brick, limestone
Architectural Styles: Gothic Revival
73. **Building/Address:** 5060-5062 North Winthrop Avenue
Permit Date: July 1, 1905
Architect: Unknown
Use: Apartments
Number of Stories: 3
Materials: brick, limestone
Architectural Styles: Queen Anne

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8. SIGNIFICANCE

Summary

The West Argyle Street Historic District, located in the Uptown neighborhood approximately six miles north of Chicago's central business district, is locally significant under National Register Criterion A in the area of Community Planning and Development. The district represents the transformation of Uptown from a rural suburb to a dense, urban community between the late 1800s through the mid-twentieth century, with development concentrated around commuter rail stations to form transit-oriented "nodes" of apartment dwellings and commercial buildings. Originally developed in the 1880s as part of the lakefront suburb of Argyle Park, West Argyle Street between North Sheridan Road and Broadway transitioned rapidly into a bustling commercial corridor after the existing Chicago, Milwaukee & St. Paul commuter rail line was electrified by the Northwestern Elevated in 1908. In contrast to other distinct areas of development in Uptown and Edgewater—the clusters of luxury high-rise apartment buildings along the lakefront east of North Sheridan Road and the large-scale entertainment district that developed around the intersection of West Lawrence Avenue and Broadway—the mixed commercial and residential development at the Argyle "El" station attracted residents of slightly more modest means who were still looking for the convenience and prestige of lakefront living. Rather than a destination for consumers, West Argyle Street served the needs of residents within the immediate vicinity, many of whom were white-collar workers renting rooms in apartment hotels and flat buildings. Two- and three-story two-part commercial blocks, with commercial storefronts on the first floor and residential units above, were built alongside one-part commercial blocks on the 1000 and 1100 blocks of West Argyle Street between 1908 and 1930. Flat buildings and apartment hotels populated the surrounding blocks along North Winthrop Avenue, North Winthrop Avenue, and North Sheridan Road. This district represents one of the most intact portions of the wide and dense swath of apartments that became known as the Winthrop-Kenmore corridor.

The West Argyle Street Historic District possesses local significance under Criterion C in the area of Architecture as the embodiment of "the distinctive characteristics of a type, period, and method of construction and...represents a distinguishable entity." The district contains a large concentration of apartment hotels, which formed a new type of residential option for middle-class Chicagoans during the 1910s and 1920s. These buildings, many of which combined residential and commercial uses along West Argyle Street and North Sheridan Road, intermingle with more traditional multi-story flat buildings and scattered remnants of the area's beginnings as a middle-class suburb of single-family homes. Although not primarily the work of well-known architects, the various early-twentieth-century revival-style buildings together form an intact and cohesive group that reflects high-quality craftsmanship rendered in traditional building materials such as brick, terra cotta, and limestone.

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The broad mix of building types and the concentration of intact apartment hotels close to the Argyle train station distinguish the West Argyle Street Historic District from other existing districts in the vicinity. The Sheridan Park Historic District, located southwest of the West Argyle Street Historic District, is a residential enclave composed primarily of single-family homes and smaller multi-family apartment buildings that developed from the 1890s to the 1910s. Other National Register districts located at transportation nodes along the Uptown/Edgewater corridor are the Uptown Square Historic District at Broadway and Lawrence Avenue, south of the proposed district, and the Bryn Mawr Avenue Historic District, north of the district along Bryn Mawr Avenue. The Uptown Square Historic District encompasses the commercial and entertainment heart of Uptown along Broadway and portions of West Lawrence and West Wilson Avenues, including such lavish, large-scale commercial structures as the Uptown Theater, the Riviera Theater, the Aragon Ballroom, the Mutual Insurance Building, and the Uptown National Bank Building. The Bryn Mawr Avenue Historic District, located along Bryn Mawr Avenue between Lake Shore Drive and Broadway, is a collection of monumental elevator apartment buildings—including the Edgewater Beach Apartments, the Bryn Mawr Apartment Hotel, and the Belle Shores Apartment Hotel—that were a more total repudiation of the previous scale of development in the Uptown/Edgewater neighborhood than the buildings that were constructed along West Argyle Street. The district includes a wide range of building types that fully reflects the evolution of Uptown from a suburban enclave to a dense and diverse urban neighborhood, and encompasses one of the most intact portions of the wide swath of affordable apartment buildings that became known as the Winthrop-Kenmore corridor, which was largely decimated by urban renewal efforts in the 1970s and 1980s.

Origins and Early Development of Argyle Park (1872 – 1908)

Although the land between West Lawrence Avenue, West Foster Avenue, North Sheridan Road and Broadway was first subdivided by John Fussy and Richard Finnemore in 1859, it was William C. Goudy (1824-1893) who first brought suburban settlement to the area. Goudy—a skilled litigator and twice-elected state senator who rose to prominence in Chicago during the late 1800s—purchased a large tract of land north of the city in 1872, just after the Chicago Fire. At the time, the parcel was a tract of sandy shore that was used primarily as a hunting ground, but Goudy envisioned a prosperous suburb, which he christened Argyle Park in honor of his mother's Scottish birthplace. The panic of 1873 delayed Goudy's plans for Argyle Park. Ten years later he secured the construction of the Evanston and Lake Superior railroad (later the Chicago, Milwaukee, & St. Paul), which began service in 1884 and connected Argyle Park to Chicago and areas north with a station on Argyle Street west of Sheridan Road. In November of 1885, the *Chicago Daily Tribune* reported that Argyle Park had developed into "a thriving little village just east of Ravenswood" with "more than a score of fine residences" and a Western Union Telegraph station and post office recently established.¹ By 1889, when Chicago annexed Lake View township, Argyle Park was a well-established lake-front community alongside Buena Park, Sheridan Park, and Cedar Lawn.²

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Initial residential development in Argyle Park was confined primarily to the area south of Fifty-Ninth Street (Foster Avenue), north of West Ainslie Street, west of North Sheridan Road and east of North Evanston Avenue (Broadway)—within easy walking distance of the new Argyle commuter rail station. Sanborn Insurance Maps from 1894 showed an orderly subdivision of 50 by 150 foot lots, with approximately sixty-five two-story homes scattered along the blocks. The majority of the dwellings were concentrated along the blocks of North Winthrop Avenue and North Kenmore Avenue just north of West Argyle Street. A small cluster of two- and three-story buildings with ground floor storefronts occupied the block of West Argyle Street directly east of the train tracks. The most prominent building in the community was the William C. Goudy School, a two-and-one-half story brick structure at 59th Street and Winona Avenue (north of the district) that was designed by Chicago Board of Education architect John J. Flanders (1847-1914) and completed in 1892. Only one apartment building, a three-story brick building on North Winthrop Avenue just north of West Winona Avenue, was constructed in Argyle Park before 1900.³

Although William Goudy was a galvanizing force in the beginning stages of the community, using his political and financial influence to bring the commuter rail to his suburb and laying the groundwork for Argyle Park in the 1870s and 1880s, the development of buildings within the West Argyle Street Historic District was ultimately accomplished by dozens of different developers, builders and architects, working on individual building projects. Only a handful of buildings in the district were built by the same architect or builder. However, certain builders and architects did serve as trailblazers of a sort during the district's early development by constructing commercial structures and apartment buildings that challenged the strictly residential nature of Argyle Park even before the elevated railroad reached West Argyle Street. Developer Herman Anderson built the first six-flat apartment building in the district, at 4920-4922 North Winthrop Avenue, in 1901. Designed by architect L. M. Mitchell, the building featured a limestone façade with rusticated banding, a center entrance with squared columns supporting a substantial entablature decorated with carved floral swags, and an articulated limestone cornice. By creating an apartment building that observed the same unspoken rules regarding setback, massing, quality of materials and craftsmanship as the surrounding single-family homes, Anderson and Mitchell introduced urban density in a way that was acceptable to the residents. This sort of gradual transition would be abandoned during the boom years of the mid-1910s through the 1920s, but by that time most of the original residents had either moved on to other communities or embraced the urban lifestyle of the newly christened "Uptown" neighborhood.⁴

Just as the establishment of the Chicago, Milwaukee & St. Paul line drove the initial development of Chicago's northern lakefront suburbs in the 1880s, the extension of the Elevated Railroad Company into these neighborhoods served to change the patterns of development a second time. Organized in 1892, the "El" connected the Loop in downtown Chicago to far flung communities that had recently been annexed into the city limits. By 1899, the northwest line of the electrified elevated railway operated only to Lincoln Avenue, and

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only one train ran between Lincoln and the Loop per day. Plans were made to extend the line north to Montrose Avenue by 1900, but residents north of Montrose lobbied hard to have the line extended to service their neighborhoods. In June of 1900, a delegation of fifty property owners from Argyle Park, Buena Park, Edgewater, Sheridan Park and other north side communities appealed to Mayor Carter Harrison to amend the Northwest Elevated ordinance. As the *Chicago Daily Tribune* reported, "property owners insisted that the population in the vicinity of the terminal had purchased their property with the idea of being near an elevated railroad and having a five-cent fare to the city, and it was a serious matter to them to have the terminal a quarter of a mile further south." The petition was ultimately successful, and the elevated rail line was extended to Wilson Avenue over the tracks of the Chicago, Milwaukee & St. Paul.⁵

The extension of the elevated railway to Wilson Avenue encouraged new residents to move to Argyle Park and nearby communities. By 1908, a number of two- and three-story flat buildings had been constructed within the district, particularly along North Winthrop Avenue between West Ainslie Street and West Winona Avenue. The largest of these new flat buildings was the three-story brick structure at 5060-5062 North Winthrop Avenue, which was constructed in 1905 and featured a prominent corner tower and projecting gabled window bays with classical detailing. A second six-flat, a handsome Classical Revival design of ashlar limestone and dark red face brick with a finely detailed door surround decorated in a repeating egg and dart motif, was completed in 1902 by J. E. Grubb. The building, located at 5030-5032 North Kenmore Avenue, was designed by William G. Krieg (1874-1944), a well-known Chicago architect who served as City architect during the early 1900s and went on to found the Midland Terra Cotta Company.⁶ Other smaller examples include the two brick and stone two-flat buildings at 5050 and 5052 North Winthrop Avenue, designed by architect William M. Walter and constructed in 1901. However, the residential blocks along North Winthrop Avenue and North Kenmore Avenue remained, for the time being, primarily single-family. Seven single residences survive from this initial period of the district's development. The two-story Classical Revival townhouse at 4928 North Winthrop Avenue, built by L. A. Burke in 1898, is the earliest remaining home in the district. The two-and-one-half story frame house at 4939 North Winthrop Avenue was completed in 1901 for Joseph Ratty. Although the house's front porch has been removed and the exterior covered with asphalt siding, the building retains its original form and massing. Similar alterations have changed the original appearance of the frame and stone house at 5026 North Kenmore Avenue, which was designed by architect Harry E. Stevens and completed in 1902 for Joseph Trienens.⁷ The last single-family residence constructed in the district was the Craftsman-style home at 5022 North Kenmore Avenue, which was designed by F. E. Roberts.

During the first decade of the twentieth century, the commercial corridor also began to develop along West Argyle Street between Broadway and North Winthrop Avenue, with several small groups of single-story commercial buildings and multi-story buildings with stores on the first floor and residential above. Vestiges of this early commercial development remain along the 1100 block of West Argyle Street, just east and west of the elevated tracks. The two-part commercial block at 1130-1132 West Argyle Street, which was built around 1900,

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is one of the few Queen Anne commercial buildings in the district and features a symmetrical façade with a center entrance flanked by first floor storefronts below projecting window bays. The building also retains its original pressed metal cornice, rusticated limestone entrance surround and limestone window lintels and sills. Buildings like those on the Ingal Block, at 1111-1115 West Argyle Street, were more common. Decoration was eschewed in favor of practical simplicity. Because these buildings were little more than narrow rectangular brick boxes with unadorned storefronts and dwelling space in the rear, their significance to the district lies not in their architecture but in the role they played in bringing commercial development to West Argyle Street.

The Urbanization of Argyle Park (1908-1938)

By 1908, elevated railway service had reached all the way to Bryn Mawr Avenue, and an at-grade station had been established on West Argyle Street at the former Chicago, Milwaukee & St. Paul station. Residents of Argyle Park appeared to have had mixed feelings about the new "El" line running through their community. While work progressed in the spring of 1908, the noise and congestion from construction between West Argyle Street and West Ainslie Street and the continued activity of the Chicago, Milwaukee & St. Paul railroad brought vehement complaints from nearby property owners. One resident on North Winthrop Avenue threatened that "unless the nuisance is abated we will be compelled to leave our homes and move out of the neighborhood" and complained that the "constant ringing of the engine bells has driven the women of the neighborhood to distraction."⁸ Once the line was up and running, however, it became clear that the neighborhood would not remain a small suburban enclave. Rising land values and booming population growth in the northern lakefront communities of Uptown and Edgewater would spur increasingly dense development in the West Argyle Street Historic District during the late 1910s through the 1920s, culminating in the completion of the twelve-story luxury apartment hotel at 5050 North Sheridan Road in 1929.

The Development of Argyle Street

After 1908, the construction of several large two-part commercial blocks transformed the character of Argyle Street between Sheridan Road and Broadway. In 1910, George K. Spoor (1872-1953), an early film pioneer who co-founded Essanay Studios at 1345 West Argyle Street in 1907, commissioned former Chicago Board of Education architect John J. Flanders (1848-1914) to design the building at 1017 – 1029 West Argyle Street.⁹ The building, a three-story two-part commercial block of brick with white terra cotta facades, was the first in a series of monumental corner buildings that combined multiple commercial and residential uses on West Argyle Street. Flander's design incorporated Classical revival detailing—including pedimented corner bays, an elaborate entablature with ornamented frieze, dentil molding, and bracketed cornice, and paired fluted pilasters—with modern metal and glass storefronts; the building housed ten storefronts and two offices on the ground level with offices and residential above.

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Another major milestone for commercial development along West Argyle Street came in 1913 with the construction of the Argmore Building at 1038-1052 West Argyle Street. Gustav Hochstadter (1863-1953), a successful businessman who would later become a noted philanthropist within Chicago's Jewish community, purchased two existing residences with 100 feet of street frontage on North Kenmore Avenue and 150 feet of frontage on West Argyle Street. The *Chicago Daily Tribune* reported on January 15, 1913, that both residences were to be moved "to make way for a modern three story and basement brick building on the corner lot, which will contain nine stores on Argyle Avenue, doctors' offices, shops and a billiard hall on the second floor, and high grade two- and three- room apartments on the third floor. The north fifty feet on Kenmore Avenue will be improved with a moving picture theater with a seating capacity of about 800. The building will be of red pressed brick with terra cotta trim and the cost of the improvements will approximate \$100,000." The Argmore Building combined multiple uses on a single block and, with the exception of a small access alley between the theater and storefronts, the building occupied the entire 100 by 150-foot lot.¹⁰ This hybrid building served the entertainment needs of the increasing number of renters in the immediate vicinity, and the continued success of the Argmore Theater through the first half of the twentieth century reflects the growing importance of leisure activities in the lives of the middle class.

The Hotel Morlond, built in 1915, was the third large corner block to be constructed on the 1000 block of West Argyle Street, and the first to incorporate a named apartment hotel. The building, commissioned by builders Charles H. Kusel (1857-1925) and Phineas A. Harris (1861 - 1946) and designed by Chicago architect Thomas R. Bishop (1869-1956) served as the eastern gateway to the commercial corridor along West Argyle Street. The building's dark red brick exterior, green terra cotta tile roof, and substantial bracketed cornice fitted with electric lights mimicked the architectural detailing of the Argmore Building. A drug store occupied the prominent storefront at the northeast corner of the building, flanked by smaller stores along West Argyle Street and North Sheridan Road.¹¹

Just south of the Hotel Morlond, the Cascades Dance Hall and Butterfly Café at 4936-4940 North Sheridan Road, constructed in 1920 by owner and architect Percy T. Johnstone, provided more entertainment options for residences in the immediate vicinity of West Argyle Street. The *Chicago Daily Tribune* enthusiastically reported that "fox trotting and tray toting are to be the pastimes at the newest north side architectural combination of terpsichorean and epicurian pleasures...The eating establishment will be on the first floor and will contain space for 1,000 hungry souls. Upstairs the same number will be accommodated on a dance floor which will be established with cascades and three electric fountains copied after those of the Biltmore in Manhattan." Although some residents tried to stop construction on the project, claiming that Sheridan Road was a residential street not suitable for a dance hall, the building was completed in 1921 and pre-dated the larger and more opulent venues in the Uptown Square area such as the Aragon Ballroom, which was completed in 1925.¹²

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As commercial storefronts with residential above became the predominant form of development along West Argyle Street, existing flat buildings along the street were remodeled to reflect the new commercial environment. The most noticeable example of this trend is at the northwest corner of West Argyle Street and North Sheridan Road. The existing three-story brick flat building, which was designed by architect Carl M. Almquist for Nels B. Johnson in late 1908, was improved in the 1910s or 1920s with a new one-story white terra cotta façade that wrapped around both streetfacing sides of the building and added six commercial spaces to the ground floor. The terra cotta detailing around the new entrances into the building—thin spiral columns with acanthus leaf capitals, tall arched door surrounds topped with heavy swags on a diamond-patterned background—added a layer of Beaux Arts lavishness to the simple lines and minimal detailing of the masonry flat building. A less elegant example of new storefronts added to an existing flat building is the Edgelake Hotel at the southeast corner of West Argyle Street and North Winthrop Avenue. Originally constructed in 1908 as a three-story yellow brick flat building, storefronts were added in the 1920s and altered in the 1930s and 1940s.¹³

By the mid-1920s, the Argyle Street commercial corridor between Broadway and Sheridan was completely built out with a mixture of one- and two-part commercial blocks. In 1922, the Chicago, Milwaukee & St. Paul Railroad Company constructed a new permanent rail station to replace the original frame station that had served the Argyle Street passengers for over thirty years. Architect Charles Rawson designed the new station in the Prairie style, with brick walls and angular, geometric columns. Chicago's first zoning ordinance, enacted in 1923, served to solidify the trends that were already occurring in the district by designating West Argyle Street as one of the few designated commercial corridors in Uptown, allowing retail businesses, banks, offices, theaters, and other activities to mix with residential uses.¹⁴ The last major commercial block constructed on this stretch of West Argyle Street also made the boldest architectural statement. The two-story building at 1100-1102 West Argyle Street, built for Charles Horbert & Joseph Solomon and designed by an unknown architect, features a striking Gothic revival façade rendered in mustard yellow terra cotta. The first floor of the building housed four commercial spaces, including a corner drug store, while the upper floors served as a bachelor hotel.¹⁵

Religious Buildings in the District

Within the boundaries of the West Argyle Street Historic District, there is one religious complex—the Agudath Achim North Shore Congregation Synagogue (1922-25) and Hebrew School (1949). The synagogue, a Romanesque – revival style building of pale gray brick and limestone with Baroque and Gothic detailing, was begun by the North Shore Sons of Israel in 1922, with plans from architect P. Bernard Kurzou. In 1923, with the first floor of the building completed, the North Shore Sons consolidated with the Agudath Achim (First Hungarian) Congregation to become the Agudath Achim North Shore Congregation. In 1925, the synagogue's second floor sanctuary—the largest in the city, with seating for 1,200 people—was completed from plans by architects Dubin & Eisenberg. The interior featured a grand spiral staircase and a fifty-foot-high mosaic ark

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from Hungary. In 1949, the congregation built a Hebrew school/community center just north of the synagogue at 5033 North Kenmore Avenue. The synagogue served those Jews who had moved to fashionable areas of Uptown during the 1910s and 1920s. Although the original congregation died out during the 1970s and 1980s, the building has remained a synagogue and is now serving primarily Orthodox Russian Jews. The building has suffered from deferred maintenance but retains most of its original architectural detailing.¹⁶

Residential Development and Apartment Hotels

On the blocks immediately north and south of West Argyle Street, residential development was increasingly concentrated into larger and more efficient flat buildings and apartment hotels. In 1910, there were ten apartment buildings in the district, only one of which contained more than six units. By 1919, only ten more apartment buildings had been constructed, but the average number of units per building had increased to twenty-one. The largest flat building—a three-story yellow brick courtyard building at 5050-5058 North Kenmore Avenue, designed by architect E. M. Silja and completed in 1923—contained fifty-four units. Flat buildings like this, because they contained larger and more expensive units (many with multiple bedrooms), were targeted more to families than single tenants. Often, the apartments housed extended families. In 1930, Arthur McGaurey, a marine engineer by trade, shared an apartment with his wife, Irene, his daughters Fern and Violet, his brother-in-law, James Shaughnessy, sister-in-law, Caroline, and young nephews, Robert and Carl. James worked at a cook in a restaurant, and Caroline was employed as a hotel maid. Single workers who desired to live in larger flat buildings often roomed together to cover the expense. Milliniers Alice LaMarr, Marie Fox, and Mildred Regan (two divorced and one never married) shared an apartment at 5050 North Kenmore Avenue. The monthly rent for both apartments was \$65; rents in the building in 1930 ranged from \$55 to \$75 per month.¹⁷

As the Uptown community became a popular destination for a younger and, perhaps, more fashionable demographic, the trend in construction within the Winthrop-Kenmore corridor, including the West Argyle Street Historic District, shifted heavily to apartment hotels that combined smaller and less expensive living spaces with hotel amenities such as maid service, dining rooms, and common lounges or other meeting spaces. These apartment hotels (or residential hotels, as they were sometimes called) appealed to single professionals and young couples without children for whom location and services were more desirable than large private living quarters. They were also considered foolproof economic investments for developers because financing for large speculative projects was increasingly easy to obtain.¹⁸

Apartment hotels, with and without commercial components, appear on every block in the West Argyle Street Historic District. By far the largest concentration is on the 5000 block of Winthrop Avenue, where five apartment hotels were built between 1923 and 1926, adding approximately 500 new units of housing to the block. These five hotels—the Hotel Warren at 5012 North Winthrop Avenue (1926), the Hotel Surrey at 5016 North Winthrop Avenue (c.1925), the Hotel Regent at 5042 North Winthrop Avenue (1926), the Hotel Del Mar

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at 5046 North Winthrop Avenue (1923), and the Hotel Frances at 5054 North Winthrop Avenue (1926)—are a visible reminder of the rapid urbanization of the Uptown community during the 1920s. Architecturally, they also provide a good range of interpretations of historic revival styles.

The Hotel Warren, a three-story brick apartment hotel designed by architect Abe Himelblau (1891-1944) for Himelblau, Sugar & Ross in 1925, exhibits an interesting mix of classical and modern detailing. The limestone entrance surround features Renaissance revival elements, while the rounded window hoods are decorated with abstract, modernistic curved forms. The hotel housed 100 rooms. The 1930 census showed male and female roomers from all walks of life, hailing from as close as Illinois and Wisconsin and as far as Persia and Russia. Most were single or divorced and worked blue and white collar jobs as clerks, waitresses, salesmen, bookkeepers, and chauffeurs. The only married couple in the hotel were Homer Ingalls, the hotel manager, and his wife, Ida.¹⁹

The three-story Hotel Surrey, built c. 1925, features an elaborate terra cotta entrance surround with round columns, a broken pediment, and a molded window surround decorated with clusters of fruit and foliage. Multi-colored brick in Flemish bond forms a geometric pattern across the façade, which is decorated with terra cotta quoining around the corners of the building and around the window openings. The building offered single and double rooms for \$7 to \$12 a month, and the manager of the hotel was Francis Jacobs, who lived at the hotel with her husband and three daughters.²⁰

The Hotel Regent was designed by Abe Himelblau, who was also the owner of the property, in 1926. The three-story brick building is decorated with simplified Spanish Mission detailing in limestone. Just north of the Hotel Regent is the Spanish Eclectic-inspired Hotel Del Mar, designed in 1923 by Paul F. Olsen, a local architect who designed many flat buildings and apartment hotels in Uptown. The Hotel Frances, a three-story brick and stone structure also built in 1926, is a Gothic Revival design with a crenelated limestone entrance below a limestone tower on the south end with decorative tracery on both end bays.

Several of the apartment hotels in the district catered specifically to single men and women. The building at 1017-1029 West Argyle Street housed a bachelor hotel. The Chatelaine Hotel at 4911 North Winthrop Avenue, built in 1923 by developer Martin A. Howell and designed by architect Roy F. France (1888-1972)—who was well known in Chicago for his luxury apartment hotels and was celebrated later in life for his Art Deco and Art Moderne designs in Miami, Florida—was promoted as Chicago's only women's hotel. The Tudor Revival exterior features a raised basement with mottled blue-gray terra cotta tiling, projecting gabled end bays with terra cotta quoins, label molds above grouped double hung windows, and a green terra cotta tile roof. The rooms themselves, "designed for discriminating women," were fully furnished and featured Murphy beds, "ironing boards, paneled walls... tiled bath and other exclusive features." In 1925, Howell and France teamed

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up again with a design for a much larger women's hotel on the Gold Coast called the Chatelaine Tower Apartments, based loosely on the design of the original concept on North Winthrop Avenue.²¹

Architecturally, the most impressive examples of apartment hotels in the West Argyle Historic District were also among the last to be built. The Sheridan Glengyle Apartments at 5036 North Sheridan Road was the tallest building in the district when it was completed in early 1928. The seven-story brick building was designed by architect Joseph Cohen & Company in what Cohen labeled "Spanish architecture," with interiors in a "Spanish motif." The building was financed by a syndicate headed by Myron S. Willens. The original plans called for sixty-seven apartments with one, two, and three rooms, and two bungalow penthouses on the roof. The I-shaped plan anticipated future development of tall buildings along Sheridan Road, leaving room for light to enter on even if buildings were built on either side. The façade of the building features a terra cotta base with two storefronts flanking a center entrance, spiral columns and, scrolled and ornamented lintels with shields at the second floor. At the seventh floor, paired round arched windows open out onto a long balconette below the diamond patterned parapet. While the Sheridan Glengyle was being completed, work on a second monumental "Spanish-inspired" apartment hotel was stalling. Chicago architect David Saul Klafter (1887-1965) prepared plans for a seven-story hotel at 5040-5048 North Kenmore in the 1926. The Kengyle Apartments would house 166 one-, two-, and three-room apartments, "all elaborately furnished." In October, the *Chicago Daily Tribune* reported that the \$1,250,000 project was expected to begin within sixty days and would be completed in one year. Ten years later, the Tribune announced that work would resume on the project, which had been stalled since 1929, when the original owners had gone into receivership. The vacant building was vandalized, and 158 bathtubs were ripped out, crated, and trucked away. Under new owners Fifty-Forty Kenmore Avenue corporation, and with new architect Frank McNally, the project (renamed the Kenshire Apartments) was completed with some changes to the original design in 1938.²²

The development of apartment hotels in the West Argyle Street Historic District culminated in 1929 with the completion of 5050 North Sheridan Road. The project, headed by physician and real estate investor Dr. Vincent Marzano, replaced an existing three-story, twenty-four-flat apartment building with a twelve-story apartment hotel—the only "luxury" residential hotel in the district. The building, designed by the architecture firm of Levy & Klein, was constructed on a T-shaped plan of reinforced concrete construction with a Gothic Revival façade. The ground floor featured six stores, a large lobby, lounges, and a large soundproof play room for the building's children. The upper floors, accessed by elevators, were divided into 165 apartments, with "two-room flats consisting of living room and full-sized bedroom," canvassed and paneled walls, and mechanical refrigeration and ventilation. Apartment rentals in 1932 ranged from \$45 to \$125 a month.²³

Uptown After the Building Boom (1930-Present)

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As the 5050 Sheridan apartment hotel was being completed in the fall of 1929, the building boom that had transformed Uptown and the West Argyle Street district from a suburban to an urban neighborhood was coming to an end. The Great Depression effectively halted speculative building throughout Chicago, and throughout the country, through most of the 1930s. The extension of Lake Shore Drive to Foster Avenue in 1933 diverted traffic away from Uptown's commercial sectors and cut off the neighborhood's direct access to the lake. "Overcrowding became acute during the housing shortage after World War II when many of these units were divided into even smaller, one and two room units which rented at low cost. Despite the overcrowding, Uptown remained a desirable and viable community throughout the Depression and World War II era—in 1950, the population hit an all-time high of 84,000. After the war, suburbanization encouraged the young singles and young couples that had historically chosen Uptown apartments to buy homes in the suburbs. These long-term residents were replaced by successive waves of poor, transient migrants: displaced coal miners from Appalachia in the 1950s, Native Americans from the midwest in the 1960s, and mental patients released during the de-institutionalization process in the 1970s. Southeast Asians also arrived in large numbers during the 1970s and 1980s, many of whom settled in the Winthrop-Kenmore corridor and opened businesses along West Argyle Street. Today, the area is popularly known as Little Vietnam, and remains a vibrant commercial area within the larger Uptown community.²⁴

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Table of Apartment Hotels

Address	Name	Date	# of Rooms
1017-1929 West Argyle St.	Unknown (Apartment hotel with stores)	1910	39
1038-52 West Argyle St.	Argmore Building (Apartment hotel, stores, & theater)	1913-1914	
1067 West Argyle St.	Edgelake Hotel (Apartment hotel with later stores)	1908, c. 1925	
1100-1102 West Argyle St.	Unknown (Bachelor hotel with stores)	1925	
4946-52 North Sheridan Rd.	Hotel Morlond (Apartment hotel with stores)	1915	70
5034-38 North Sheridan Rd.	Sheridan Glengyle/Park Sheridan Apartments (Apartment hotel with stores)	1927	67
5044-54 North Sheridan Rd.	5050 Sheridan Road Building (Apartment hotel with stores)	1929	165
4943 North Kenmore Ave.	Northmere Hotel	1924	47
5040-48 North Kenmore Ave.	Kengyle Apartments / Kenshire Apartments	1929-1938	136
4911 North Winthrop Ave.	Chatelaine Hotel	1923	
4940 North Winthrop Ave.	Hotel Glenn	1926	100
5012 North Winthrop Ave.	Hotel Warren	1925	100
5016 North Winthrop Ave.	Hotel Surrey	c. 1925	
5042-44 North Winthrop Ave.	Hotel Regent	1926	100
5046 North Winthrop Ave.	Hotel Del Mar	1923	
5054 North Winthrop Ave.	Hotel Francis	1926	100

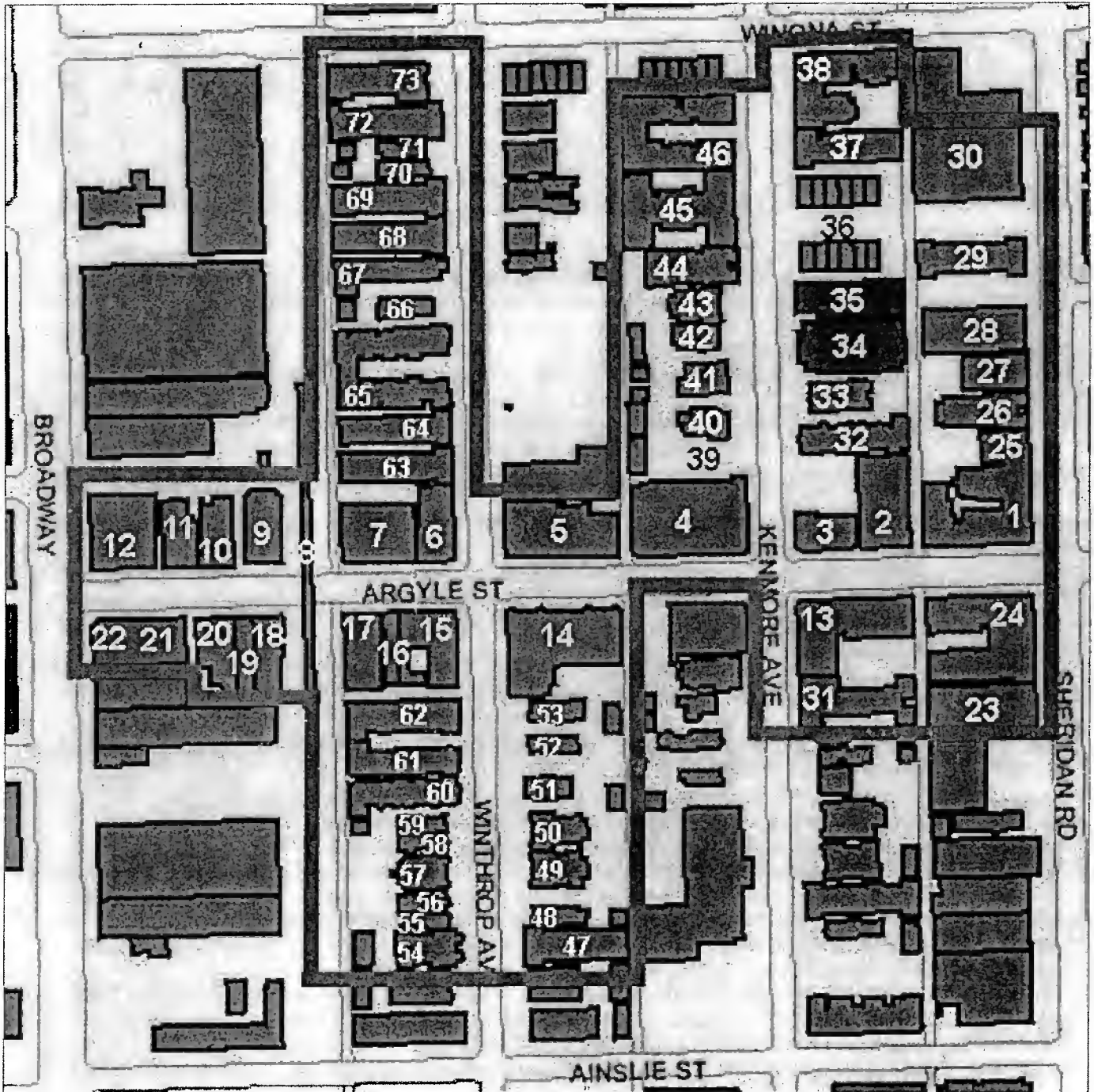
¹ *Chicago Daily Tribune*, 8 November 1885, 16.

² *Album of Genealogy and Biography, Cook County, Illinois with Portraits* 3rd ed. revised and expanded (Chicago: Calumet Book & Engraving Co., 1895), p.119-122. "How Chicago's Suburbs Were Planted and Named," *Chicago Daily Tribune*, 18 February 1900: 37.

³ Sanborn Fire Insurance Map, Vol A (1894) p. 41-43.. *Annual report of the Superintendent of Schools*. New York: Department of Education, City of New York New York, 1899

⁴ "Chicago's Great Neighborhoods: Uptown," *Chicago Rehabber*, Spring 2009, from the Uptown Chicago Commission Collection of the Chicago History Museum. The name "Uptown" was, according to one popular theory, derived from a local business called the

WEST ARGYLE STREET HISTORIC DISTRICT MAP WITH BUILDING NUMBERS



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Uptown Store, which opened around 1905. As the area around the Broadway and Lawrence became an entertainment and shopping destination, "Uptown" seemed a fitting name for the burgeoning northside community. The name was legitimized in the 1920s when University of Chicago sociologists devised the Chicago community area system and assigned Uptown to describe the area running along the lakefront between Irving Park Road and Devon Avenue.

⁵ Chicago Transit Authority, "Historical Information 1859-1965," 1 January 1966. "Want 'L' Ordinance Amended," *Chicago Daily Tribune*, 7 June 1900, 7.

⁶ Withey, p.355. W. G. Krieg, 70, Long Architect in Chicago, Dies," *Chicago Daily Tribune*, 15 April 1944, p.14

⁷ Chicago Ancient Building Permits, 1898-1908, University of Illinois at Chicago, Richard J. Daley Library microfilm collection. Sanborn Insurance Maps for Chicago, Illinois, vol 17 (1905).

⁸ "Fights Din in Argyle Park," *Chicago Daily Tribune*, 12 April 1908, 4.

⁹ "J.J. Flanders, Architect, Dies at His Residence," *Chicago Daily Tribune*, 7 May 1914, 10. "Uptown," Encyclopedia of Chicago, <http://encyclopedia.chicagohistory.org/pages/1293.html>

¹⁰ Chicago Ancient Building Permits. Sanborn Insurance Maps for Chicago, Illinois, vol. 17S (1928). "Improvements to Cost \$100,000 Will Be Made at Argyle and Kenmore Avenues," *Chicago Daily Tribune*, 15 January 1913, 12. "Sites at Argyle Street and Kenmore Avene Bought For Apartments and Playhouse," *Chicago Daily Tribune*, 18 February 1913, 19. "Gus Marks 90th Year and 40th Aiding Others," *Chicago Daily Tribune*, 5-21-1953, c6.

¹¹ Chicago Ancient Building Permits. Sanborn Fire Insurance Maps for Chicago, Illinois, vol. 17 S (1928). "Sheridan Road Property Sold," *Chicago Daily Tribune*, 17 March 1915, 16. *Chicago Daily Tribune*, 21 March 1915, F22. *Chicago Daily Tribune*, 5 April 1919, 22.

¹² "Food and Jazz Palace for Our North Side Toters and Trotters," *Chicago Daily Tribune*, 2 May 1920, 28. "Sheridan Road Cascades Sold for \$200,000," *Chicago Daily Tribune*, 16 September 1921, 18.

¹³ Chicago Ancient Building Permits. Sanborn Fire Insurance Maps for Chicago, Illinois, vol. 17 S (1928).

¹⁴ Chicago Zoning Commission, Tentative Report and a Proposed Zoning Ordinance for the City of Chicago, January 5, 1923.

¹⁵ Chicago Ancient Building Permits. Sanborn Fire Insurance Maps for Chicago, Illinois, vol. 17 S (1928).

¹⁶ Chicago Ancient Building Permits. *Chicago Daily Tribune*, 6 September 1925, D24. "Spiritual Renewal: Russian Immigrants Bring New Life to Declining Uptown Synagogue," *Chicago Tribune*, 9 April 1998, 1&10. Victoria Granacki, Jennifer Kenny, and Greg Rainka, "Ethnic (European) Historic Settlement in the City of Chicago (1860-1930)," National Register of Historic Places Multiple Property Nomination Form, August 2008, p.120-121.

¹⁷ Population Schedule, Fifteenth Census of the United States, 1930.

¹⁸ "New Building and Investment Patterns in 1920s Chicago," Gail Radford, *Social Science History*, vol. 16 No. 1 (Spring, 1992), pp.1-21 Radford discusses how the practice of using bonds for financing large real estate projects with no risk to the developer lead to the overspeculation of large apartment hotels (20 units or more) during the 1920s.

¹⁹ Population Schedule, Fifteenth Census of the United States, 1930. Chicago Ancient Building Permits.

²⁰ Population Schedule, Fifteenth Census of the United States, 1930.

²¹ Advertisement from *Chicago Daily Tribune*, 16 June 1927, 33. "World's Tallest Women's Hotel," *Chicago Daily Tribune*, 15 November 1925, B1.

²² "Another Large Apartment for Kenmore Avenue," *Chicago Daily Tribune*, 24 October 1926, B2. "Resume Work on Apartment Halted in 1929," *Chicago Daily Tribune*, 7 November 1937, 20. "Apartment Halted in 1929 to be Completed by May 1," *Chicago Daily Tribune*, 13 March 1938, 26.

²³ "Physician Plans 12 Story Apartments on Sheridan," *Chicago Daily Tribune*, 26 May 1929, B1.

²⁴ "Uptown" Encyclopedia of Chicago.

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Hotel Morland—4946 North Sheridan Road (1915)



1000-1010 West Argyle Street (1908 with c. 1915 with later storefronts)

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1000 West Argyle Street—Doorway detail

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Win-Gyle Building—1100 West Argyle Street (1925)



1029 West Argyle Street (1910)

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1038 –1048 West Argyle Street—the Argmore Building (1913)



1055-1075 West Argyle Street (1908, with later storefront additions)

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5026 North Kenmore Avenue (1902)



5022 North Kenmore Avenue (1908)

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5030-32 North Kenmore Avenue—typical six-flat apartment building (1902)

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Agudas Achim Synagogue, 5029 North Kenmore Avenue (1922-1925)

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The Chatelaine Hotel—4911 Winthrop Avenue (1923)



Same.

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4920-4922 Winthrop Avenue (1901)



Hotel Glenn—4940-4942 North Winthrop Avenue (1926)

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**Hotel Warren—5012 North Winthrop Avenue (1925, at left) and
Hotel Surrey—5016 North Winthrop Avenue(c. 1925, at right)**



Hotel Warren entryway detail.

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Hotel Frances—5054-5058 North Winthrop Avenue (1926)

West Argyle Street Historic District
Chicago, Illinois



5056 North Sheridan Road—the Sheridan Glengyle Hotel (1929)

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Chicago, Illinois



5020-5024 North Sheridan Road (1937-38)



Same

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Examples of smaller flat buildings at 4926 and 4928 North Winthrop Avenue (1903 and 1898, respectively)



Non-contributing building at 1031 West Argyle Street

West Argyle Street Historic District
Chicago, Illinois



Examples of redevelopment on the east block face of the 5000 block of North Winthrop Avenue, not included in the proposed district



Examples of redevelopment on Winona Avenue, outside of the north edge of the district boundary

West Argyle Street Historic District
Chicago, Illinois



West Argyle Street station for elevated rail (1922)

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Chicago, Illinois



West Argyle Street station interior (1922)



West Argyle Street elevated platform (1922)

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Chicago, Illinois



Looking east on West Argyle Street from the elevated train tracks



Looking west on West Argyle Street from the elevated train tracks